

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-271</u>	<u>FRANCIS B. COMPTON</u>
<u>03-318</u>	<u>A WALK IN GALLOWAY PARK, INC.</u>
<u>03-330</u>	<u>GLADYS & CHRISTIAN PETER KOOP</u>
<u>03-351</u>	<u>AMIGOS INVESTMENTS L. L. C.</u>
<u>03-358</u>	<u>MYSTIC FOREST INVESTMENTS III, INC.</u>
<u>03-361</u>	<u>NICOLE TA COELHO</u>
<u>03-373</u>	<u>CEFALO'S WINE CELLAR L. L. C.</u>
<u>03-376</u>	<u>MARY A. & JAMES E. MORGAN, III</u>
<u>04-016</u>	<u>REYNALDO & THERESA RIVAS</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/14/04 TO THIS DATE:

HEARING NO. 04-4-CZ12-1 (03-330)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: GLADYS & CHRISTIAN PETER KOOP

Applicant is requesting to permit a lot frontage of 50' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Record Survey," as prepared by Aniano J. Garcia, PLSM, dated 10-6-03.

SUBJECT PROPERTY: The south 50' of the north 250' of Tract 5, AMENDED PLAT OF A PORTION OF PALM MIAMI, Plat book 31, Page 35 in Section 26, Township 54 South, Range 40 East.

LOCATION: 6636 S.W. 69 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11,700 SQ. FT.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/14/04 TO THIS DATE:

HEARING NO. 04-4CZ12-2 (03-361)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: NICOLE TA COELHO

Applicant is requesting to permit an addition to a townhouse setback 10.66' (20' required) from the rear (SE/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "William & Nicole Coelho," as prepared by H. L. S. Design Associates, Inc., dated stamped received 12-1-03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 23, BRIAR BAY TOWNHOUSE ESTATES, 2ND ADDITION, Plat book 100, Page 93.

LOCATION: 9364 S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4,016 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/14/04 TO THIS DATE:

HEARING NO. 04-4-CZ12-4 (03-376)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: MARY A. & JAMES E. MORGAN, III

- (1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/12/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west ½ of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 150'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: FRANCIS B. COMPTON

- (1) AU to EU-M
- (2) Applicant is requesting to waive the zoning & subdivision regulations requiring lot frontage on a public street; to permit lots with 0' frontage (120' required) on a public street and to permit access to a public street by means of a private road.
- (3) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from front property lines.
- (4) Applicant is requesting to permit single family residences setback a minimum of 10' (15' required) from interior side property lines.
- (5) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from the side street property line.
- (6) Applicant is requesting to permit single family residences with a maximum lot coverage of 35% (30% permitted).

OR IN THE ALTERNATIVE TO REQUEST #2, THE FOLLOWING:

- (7) Applicant is requesting to permit curvilinear lots with frontages varying from 43.16' to 55.38' (80' required) and to permit a minimum frontage of 61.76' (120' required) at the building setback line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Oak Ridge Falls 3rd Addition," as prepared by Ford, Armenteros & Manucy, Inc., dated last revised on 3/30/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The SE ¼ of the NW¼ of the NW¼ of Section 16, Township 55 South, Range 40 East. AND: The west ¼ of the SW¼ of the NE¼ of the NW¼, less the south 25' thereof in Section 16, Township 55 South, Range 40 East.

LOCATION: Lying east of theoretical S.W. 95 Avenue & north of theoretical S.W. 124 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-5-CZ12-2 (03-318)

9-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: A WALK IN GALLOWAY PARK, INC.

EU-1 to EU-M

SUBJECT PROPERTY: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-5-CZ12-3 (03-351)

20-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: AMIGOS INVESTMENTS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, LESS: the north 230'; AND LESS: the south 230' AND LESS: the west 450' AND LESS: the east 35' thereof, in Section 20, Township 55 South, Range 40 East.

LOCATION: 13630 S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.9 Acre

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: MYSTIC FOREST INVESTMENTS III, INC.

(1) GU & RU-3M to RU-3M

(2) Applicant is requesting to waive zoning & subdivision regulations requiring half section line roads to be 70' in width; to permit 0' dedication for S.W. 80 Street.

(3) Applicant is requesting to permit a parcel of land with 35' of frontage on a public street (100' required).

SUBJECT PROPERTY: The north 100' of the south 300' of the east 142' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The south 200', of the east 142', of the south ½, of the east ½, of the east ½, of the SW ¼, of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼, less the south 35' thereof, in Section 36, Township 54 South, Range 39 East, less and except therefrom:

Commence at the Southeast corner of the NE ¼ of Section 36, Township 54 South, Range 39 East; thence run S87°45'7"W (bearing derived from the Florida State System of Plane Coordinates), along the south boundary of the NE ¼ of Section 36, for a distance of 1,623.77' to the Southwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N01°42'23"W, along the west boundary of the east 100' of the west 140' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 36.2' to the Point of beginning of herein described parcel; from said Point of beginning, continue N01°42'23"W, along the last described west boundary, for a distance of 113.8' to the Northwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N87°45'7"E, along the north boundary of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 74.04' to a point; thence run S31°10'49"W for a distance of 136.36' to the Point of beginning. AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,647.32' to a point on the east limited access right-of-way line of the Homestead Extension of Florida's Turnpike (S.R. #821); thence N31°10'49"E along said limited access right-of-way line a distance of 179.72' to the Point of beginning; thence continue along said limited access right-of-wayline N31°10'49"E a distance of 47.81' to a point on the west right-of-way line of S.W. 119th Court; thence departing said limited access right-of-way line S1°42'23"E along the said right-of-way line of S.W. 119th Court a distance of 39.9'; thence departing the said right-of-way line of S.W. 119th Court, S87°45'7"W a distance of 25.96' to a point on the said limited access right-of-way line and Point of beginning. AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

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APPLICANT: MYSTIC FOREST INVESTMENTS III, INC., ET AL

PAGE TWO

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,623.77' to a Point of beginning; thence continue S87°45'7"W along the south line of the NE ¼ a distance of 23.55' to a point on the east limited access right-of-way of line of the Homestead Extension of Florida's Turnpike (S.R. 821); thence N31°10'49"E along said limited access right-of-way line a distance of 43.37'; thence departing said limited access right-of-way line S1°42'23"E a distance of 36.2' to a point on the said south line of the NE ¼ and Point of beginning.

LOCATION: Lying north of S.W. 80 Street and SE/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2± Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)
GU (Interim)

HEARING NO. 04-5-CZ12-4 (03-373)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: CEFALO'S WINE CELLAR L. L. C.

- (1) USE VARIANCE to permit a liquor package store in the IU-1 zone.
- (2) SPECIAL EXCEPTION to permit a liquor package store spaced less than required from alcoholic beverage uses.

Plans are on file and may be examined in the Zoning Department entitled "Separation Wall for Cefalo's Wine Cellar," as prepared by Donald W. Shackelford, P. E., consisting of 2 sheets dated stamped and received 12/17/03 and a liquor survey as prepared by James Beadman & Assoc., Inc., consisting of 1 sheet and dated 11/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14A, Block 7, SOUTH KENDALL INDUSTRIAL NO. 4, Plat book 86, Page 64.

LOCATION: 8867 S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.38 Acre

PRESENT ZONING: IU-1 (Industrial – Light)

HEARING NO. 04-5-CZ12-6 (04-16)

27-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: REYNALDO & THERESA RIVAS

Applicant is requesting to permit an addition to a residence setback a minimum of 15.04' (25' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rivas Addition," as prepared by Reynaldo R. Rivas, P. E., dated 2-27-04 and consisting of 4 sheets.

SUBJECT PROPERTY: Lot 19, Block 1, SUNKIST ESTATES, Plat book 40, Page 95.

LOCATION: 7887 S.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 318.75'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)